

## MIMP Annual Status Report to DCLU

### I. Introduction

**A. Name of Major Institution** - Virginia Mason Medical Center

**B. Reporting Year** - 2002

**C. Major Institution Contact Information**

1. **Contact Person** - Todd Johnson / Administrative Director, Properties

2. **Mailing Address** - Virginia Mason Medical Center

Properties Office

1006 Spring Street

Seattle, Washington 98104

3. **Phone Number** - 206 583 6598

4. **Fax Number** - 206 625 7197

5. **E-Mail Address** - todd.johnson@vmmc.org

**D. Master Plan Adoption Date** - May 27, 1994

**Date of Any Subsequent Amendments** - Minor Amendment 1997

### II. Progress in Meeting Master Plan Conditions

**A. Provide a general overview of progress made in meeting the goals and conditions of the approved Master Plan.**

Virginia Mason continues to make meeting the goals and conditions as specified in the Major Institution Master Plan a top priority. During 2002, no new major projects were initiated or completed however, when designing new buildings or retrofitting existing structures we are always working toward 100% compliance with Master Plan guidelines.

**B. In addition, list each condition and provide a brief narrative statement about the progress made towards compliance. This statement should include information explaining progress made (ranging from complete compliance, partial-compliance to non-compliance) and strategies used (successful or unsuccessful) in meeting the condition plus, when applicable, what future measures will be pursued to reach compliance.**

1. Conditions Prior to Issuance of a Building Permit

There were no changes during the reporting period and therefore, conditions "a" through "h" are not applicable.

a. Crime Prevention Through Environmental Design (CPTED)

b. Recycling

c. Light

d. Glare

e. Noise

f. Energy

g. Shadows on Open Spaces

h. Height, Bulk and Scale

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2. Conditions During Construction

There were no changes during the reporting period and therefore, conditions "a" through "d" are not applicable.

- a. Parking
- b. Hours
- c. Noise
- d. Air Quality

3. Conditions for the Life of the Master Plan

- a. Monitoring - As required, Virginia Mason continues to conduct regular, annual meetings with a Citizen's Advisory Committee
- b. The Transportation Management Program - See Below
- c. The Master Plan - Virginia Mason continues to adhere to the Major Institution Master Plan and continues to report to the Citizen's Advisory Committee as well as the DCLU.

**III. Major Institution Development Activity Initiated or Under Construction Within the MIO Boundary During the Reporting Period.**

**A. List and Describe Development Activity Initiated or Under Construction (Non-Leased Activity)**

No development activity was initiated or under construction during the reporting period - 2002.

**B. Major Institution Leasing Activity to Non-Major Institution Uses**

**1. For the 2002 Report, Non-Major Institution Leasing Activity existing on December 31, 2001**

- a. Kenneth R. Burnett, D.D.S. Hospital - 4<sup>th</sup> Floor  
925 Seneca Street  
Seattle, Washington 98101

Dental Office

1,730 Square Feet

- b. Tully's Coffee Hospital - Ground Floor  
925 Seneca Street  
Seattle, Washington 98101

Espresso Stand

122 Square Feet

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- c.** Immunex Corporation 3<sup>rd</sup> & part of the 4<sup>th</sup> Floors  
1201 - 9<sup>th</sup> Avenue  
Seattle, Washington 98101

Bio-Medical Research

41,531 Square Feet

- d.** Epigenomics, Inc. Blackford Hall - 3<sup>rd</sup> Floor  
1000 Seneca Street  
Seattle, Washington 98101

Bio-Medical Research

8,032

- e.** Tilligen, Inc. Blackford Hall - 2<sup>nd</sup> Floor  
1000 Seneca Street  
Seattle, Washington 98101

Bio-Medical Research

4,307

**2. Non-Major Institution Leasing Activity During the Reporting Period**

- a.** Kenneth R. Burnett, D.D.S. Hospital - 4<sup>th</sup> Floor  
925 Seneca Street  
Seattle, Washington 98101

Dental Office

1,730 Square Feet

- b.** Tully's Coffee Hospital - Ground Floor  
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Espresso Stand

122 Square Feet

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Bio-Medical Research

41,531 Square Feet

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- d. Epigenomics, Inc.      Blackford Hall - 3<sup>rd</sup> Floor  
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Bio-Medical Research

4,307

**IV. Major Institution Development Activity Outside but within 2,500 Feet of the MIO  
District Boundary**

**A. For the 2002 Report, Land and Building Ownership and Leasing  
Activity existing on December 31, 2001**

1. VM Sports Medicine      904 - 7<sup>th</sup> Avenue  
Seattle, Washington 98101  
Leased  
Sports Medicine Facility  
13,885 Square Feet
2. Pike & Summit      420 East Pike Street  
Leased  
Parking Facility  
Up to 120
3. Tate Mason Parking      Minor & Seneca  
Accessory Parking  
Employee Parking Facility  
120 Parking Spaces
4. Horizon House Parking      9<sup>th</sup> & Union  
Leased  
Parking Facility  
35 Parking Spaces
5. 9<sup>th</sup> & Marion Parking      9<sup>th</sup> & Marion  
Leased

Parking Facility  
35 Parking Spaces

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- |                   |   |
|-------------------|---|
| 6. Sorrento Hotel | 9th & Madison<br>Leased<br>Parking Facility<br>75 Parking Spaces                  |
| 7. Panorama House | 1100 University Street<br>Leased<br>Parking Facility<br>24 Parking Spaces         |
| 9. U-Park         | 800 - 7 <sup>th</sup> Avenue<br>Leased<br>Parking Facilities<br>30 Parking Spaces |
| 10. Key Park      | 901 - 8 <sup>th</sup> Avenue<br>Leased<br>Parking Facilities<br>5 Parking Spaces  |

**B. Land and Building Acquisition During the Reporting Period**

No significant projects, development or changes exceeding 4,000 square feet of gross floor area that are owned, leased or otherwise controlled by the major institution both within the Major Institution Overlay (MIO) District boundaries and outside but within 2,500 feet of the MIO District boundaries.

**C. Leasing Activity During the Reporting Period**

- |                       |   |
|-----------------------|---|
| 1. VM Sports Medicine | 904 - 7 <sup>th</sup> Avenue<br>Seattle, Washington 98101<br>Leased<br>Sports Medicine Facility<br>13,885 Square Feet |
| 2. Republic Parking   | 900 Seneca<br>Leased<br>Parking Facility<br>23 Parking Spaces   |
| 3. Tate Mason Parking | Minor & Seneca<br>Accessory Parking<br>Employee Parking Facility  |

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- |    |                       |  |
|----|-----------------------|--|
| 4. | Horizon House Parking | 9 <sup>th</sup> & Union<br>Leased<br>Parking Facility<br>26 Parking Spaces   |
| 5. | Sorrento Hotel        | 9 <sup>th</sup> & Madison<br>Leased<br>Parking Facility<br>77 Parking Spaces |
| 8. | Panorama House        | 1100 University Street<br>Leased<br>Parking Facility<br>24 Parking Spaces    |

**V. Progress in Meeting Transportation Management Program (TMP) Goals and Objectives**

**A. Provide a general overview of progress made in achieving the goals and objectives contained in the TMP towards the reduction of single occupant vehicle use by major institution employees, staff and/or students. -**

Over the reporting period, Virginia Mason Medical Center has made significant strides in meeting the goals and objectives that the TMP set forth. Many of the goals such as preferential parking for carpools and vanpools, secure, weather protected bicycle racks and free motorcycle parking have been in place throughout the life of the reporting period. Other goals have been significantly surpassed such as the transit pass discount of 50%, Virginia Mason's subsidy equals 75%.

Virginia Mason corporate climate is also very proactive and supportive of alternative work schedules. By providing the means and managerial support, employees in appropriate job classifications are encouraged to tele-commute or work compressed or flexed work schedules. Current statistics may not accurately reflect the true impact of this trend. The response rate to company surveys is limited and many employees who do take advantage of telecommuting do so sporadically and therefore do not consider themselves as true "telecommuters". The result however, is fewer commuter trips to and from work.

In the case of the goals that have only been partially achieved by Virginia Mason, we are continuing to work toward complete compliance.

**B. In addition, list each goal and objective and provide a brief narrative statement about progress made towards compliance. This statement should include information explaining progress made (ranging from complete compliance, partial-compliance to non-compliance) and strategies used (successful or unsuccessful) in meeting the goal or objective plus, when applicable, what future measures will be pursued to reach compliance.**

**Goal - Reduce the number of commuter trips in employee SOV's to VMMC to 50% of the total number of weekday peak period commuter trips.**

**Requirements:**

**1. Provide parking in a preferential location for carpools**

Virginia Mason has been in complete compliance with this goal during the entire reporting period. During 2002, preferential parking locations provided for carpools were utilized by 114 carpools and on average, the number of employees utilizing these spots was 245.

**2. Provide van pool subsidies equal to transit pass discounts and free van pool parking in a preferential location**

The medical center has also been in complete compliance during the entire reporting period with regard to our vanpool program. For the price of a discounted bus pass, vanpool members receive the use of the van, gasoline and insurance coverage for the van as well as free parking at Virginia Mason in a preferential location. The van may be used for other purposes by the driver and the bus pass may, of course, be utilized at any time as well. Currently, Virginia Mason has 15 vans with 53 employees participating.

**3. Provide upon request a transit pass discount equal to at least 50% of the peak hour rate for any VMMC employee commuting to work by transit.**

During the reporting period we have continued to discount transit pass peak hour rates by 75%.

**4. If applicable, provide flex pass for all employees pursuant to agreement of all parties.**

After completing extensive due diligence with regard to the Flex Pass it was determined that the pricing of the Community Transit portion was cost prohibitive. The added cost was material and therefore Virginia Mason chose not to participate during 2002. We will review this position as well as Community Transit's pricing on an annual basis.

**5. Provide on-site, secure, weather protected bicycle racks. Provide showers at no charge to VMMC employees.**

During 2002, Virginia Mason provided six on-site bike racks. Four of these bike racks are secure and weather protected.

Showers at no charge to VMMC employees have been provided for employees during the life of the MIMP.

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**6. Encourage and support alternative work schedules, including flex time, compressed work weeks, and staggered work hours, to the extent possible without compromising institutional service requirement**

At Virginia Mason managers are given autonomy in the scheduling of their employees based on department needs and requirements. As a result, 2002 statistical data is not available with regard to employee participation in flex time, alternative work schedules, etc. However, Virginia Mason does aggressively promote such schedules where applicable as both a benefit to the employee and to comply with the TMP. Due to this corporate culture, we believe that a significant percentage of our employee population take advantage of flex time schedules and utilize the tele-commuting opportunity offered.

**7. Price all SOV parking at VMMC to reflect current market rates for commercial lots in the area and to reflect rates currently charged by other hospitals on First Hill**

During the reporting period, single occupant vehicle parking at Virginia Mason has been priced within the range of current market rate.

**8. Provide covered, secure parking at no charge for motorcycles**

Covered, secure parking for motorcycles has been provided for Virginia Mason employees throughout the reporting period. This parking is free of charge.

**9. Reduce over the period of the plan the use of off-site licensed parking to the extent possible, without increasing overflow parking**

While the number of off site, licensed parking has remained static during the entire reporting period, the number of parking stalls devoted to vanpool and carpool parking has increased, effectively reducing the number of parking stalls utilized by single occupant vehicles.



Major Institution 2002 Reporting Period

Development Activity Within the Major Institution Overlay Boundary

New Non – Leased Activity During 2002 Reporting Period

Name of Building and Address (or Other Means of Locating the Property or Site)	Proposed Uses (s)	Size – Gross Square Footage
NONE		

Total Gross Square Footage:

Major Institution 2002 Reporting Period

Development Activity Within the Major Institution Overlay Boundary

Leasing Activity to Non-Major Institution Uses During 2002 Reporting  
Period

Name of Building and Address (or Other Means of Locating the Property or Site)	Previous Use(s) and Proposed Use(s)	Size – Gross Square Footage of Leased Area
NONE		

Total Gross Square Footage:

Major Institution 2002 Reporting Period

Development Activity Outside the Major Institution  
Overlay Boundary but Within 2,500 Feet

Land and Building Acquisition During 2002 Reporting Period

Name of Building and Address (or Other Means of Locating the Property or Site)	Current	Size – Gross Square Footage of Land or Building
None		

Total Gross Square Footage:

Major Institution 2002 Reporting Period

Development Activity Outside the Major Institution  
Overlay Boundary but Within 2,500 Feet

Leasing Activity During 2002 Reporting Period

Name of Building and Address (or Other Means of Locating the Property or Site)	Previous Uses(s) and Proposed Use(s)	Size – Gross Square Footage of Leased Area
NONE		

Total Gross Square Footage: